



AVAILABLE FOR LEASE

PARK GLEN BUSINESS CENTER WEST

4700-4850 PARK GLEN RD | ST. LOUIS PARK | MN

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PROPERTY OVERVIEW

Park Glen Business Center West is a high image office/showroom featuring flexible and functional layouts.

Centrally located, with convenient access to I-394 via Hwy 100; ideal for a lessee looking to capitalize on close proximity to major retail.

Locally owned and managed, this property has negotiable lease rates and abundant parking available.

SPECIFICATIONS

Lease Rates:

Negotiable

2024 Real Estate Taxes:

\$1.69 CAM

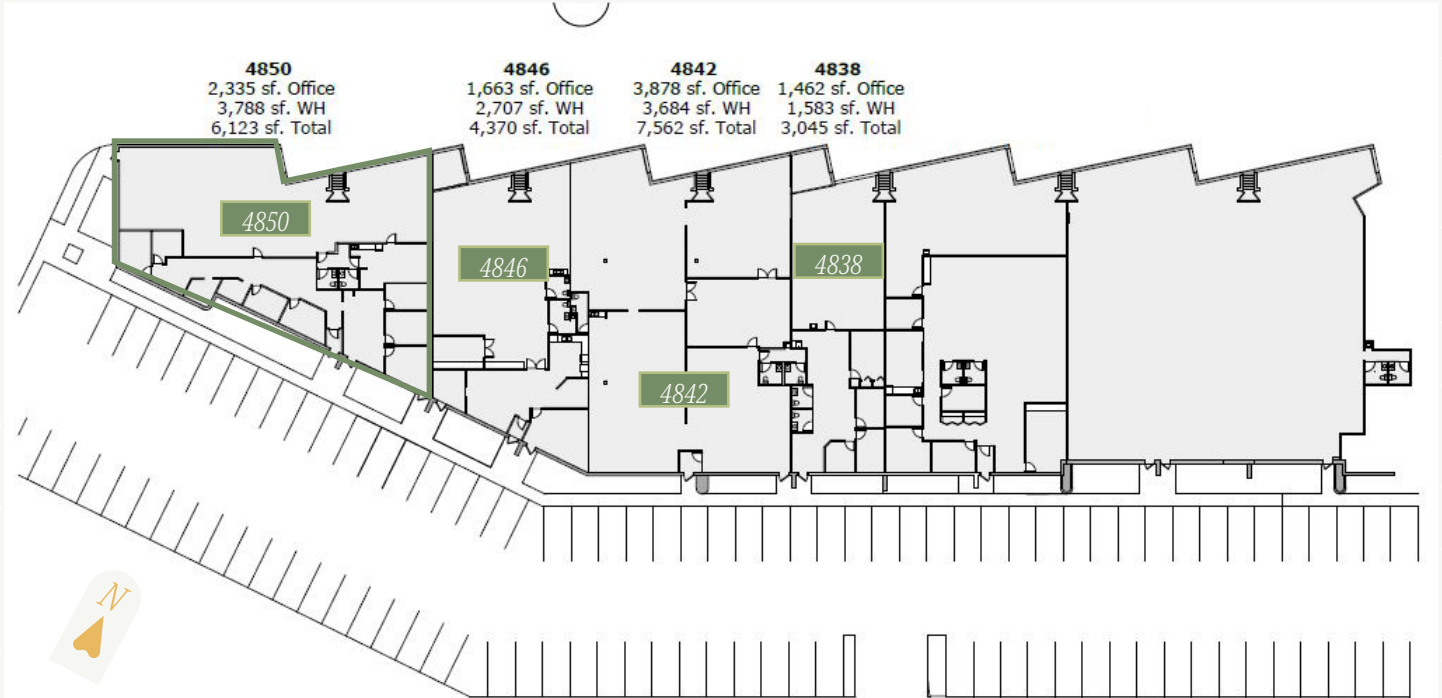
\$3.02 Tax

\$4.71 Total

111,173
Total Building SF

FLOOR PLAN

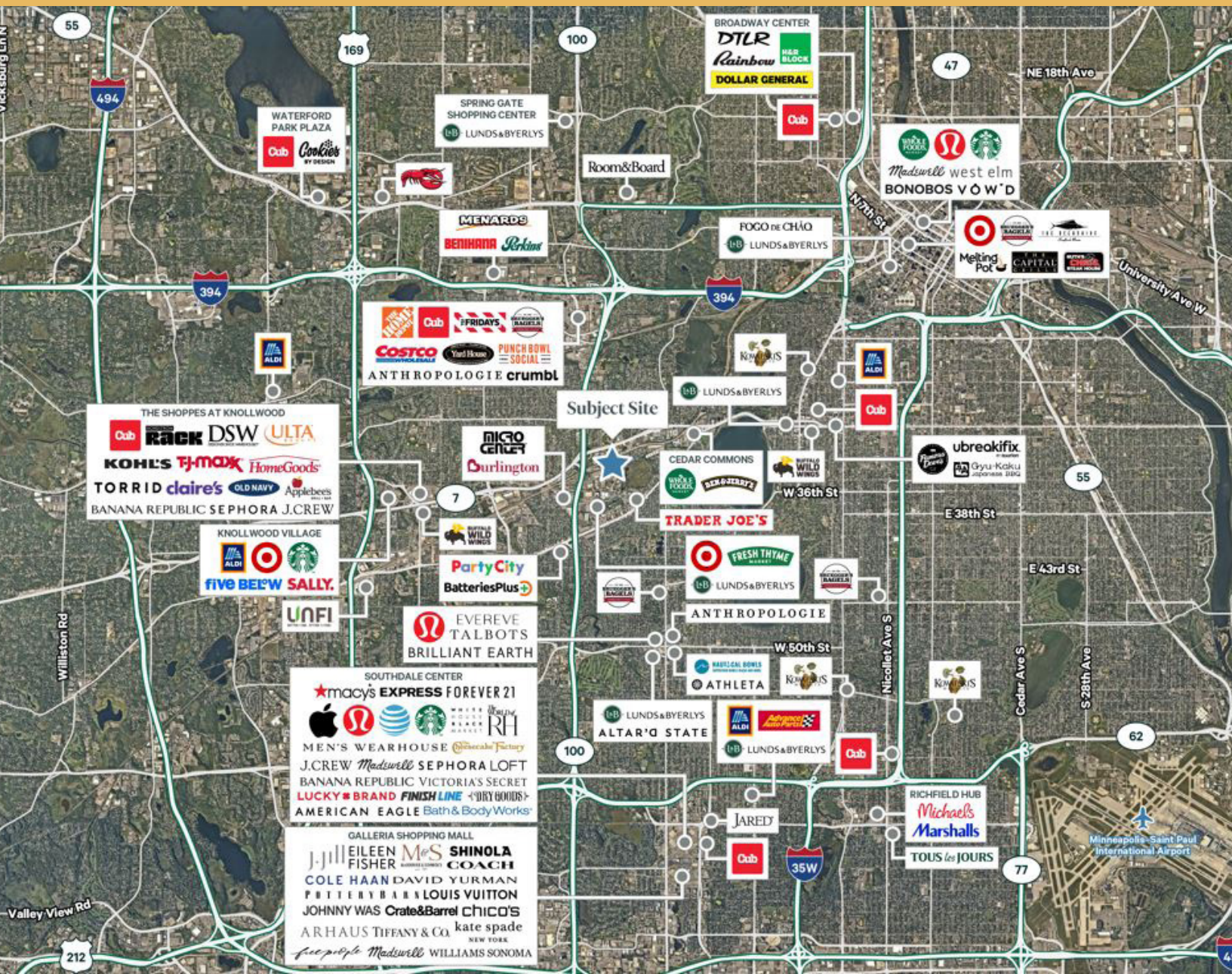
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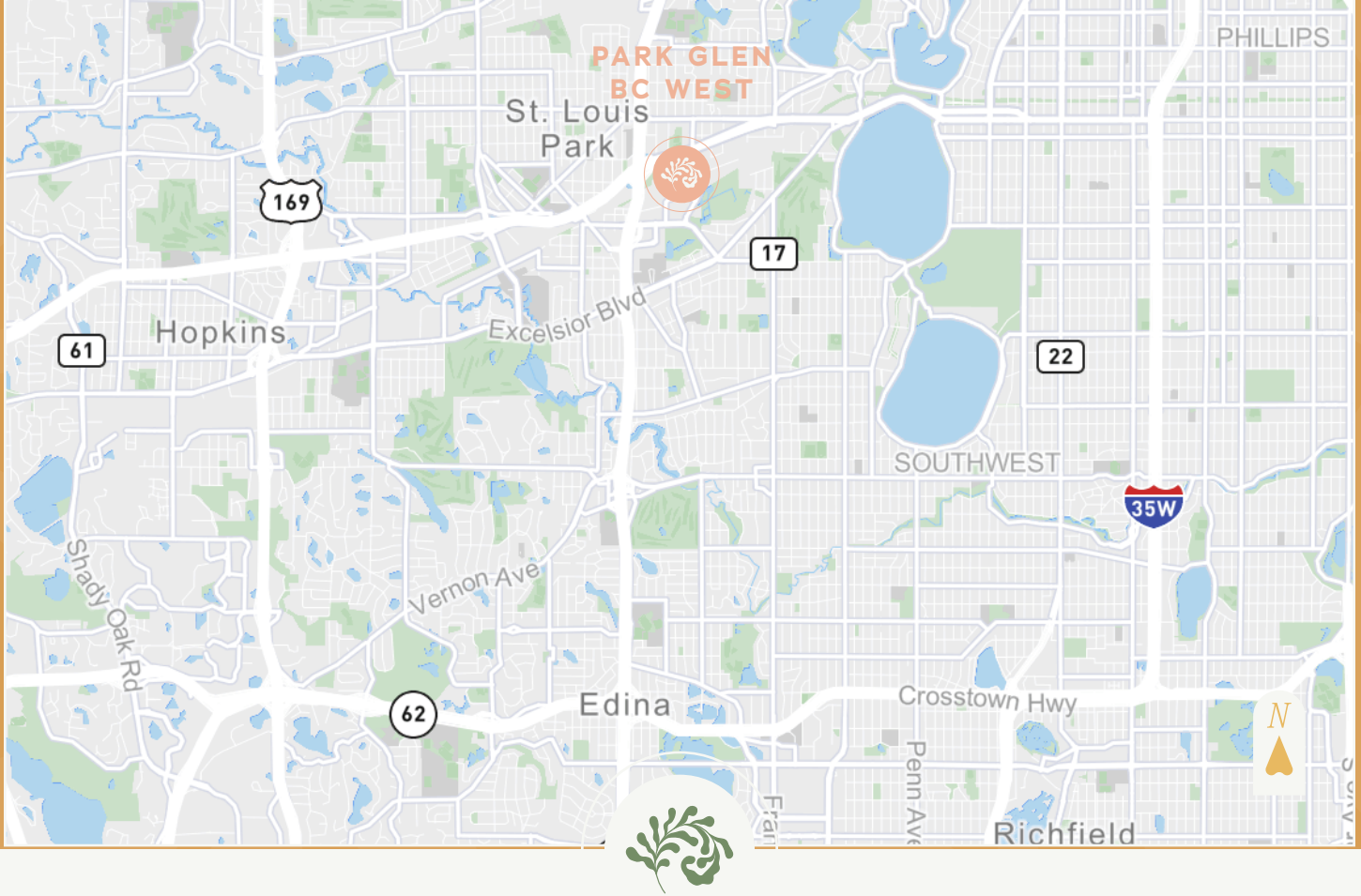
SUITE	SIZE	OFFICE / WAREHOUSE	SUITE	SIZE	OFFICE / WAREHOUSE
4850	6,123 SF Total	2,335 / 3,788 SF	4838	3,045 SF Total	1,462 SF / 1,583 SF
4846	4,370 SF Total	1,663 SF / 2,707 SF			
4842	7,562 SF Total	3,878 SF / 3,684 SF			

**All square footages are per lease agreement.



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EXCELLENT ACCESS TO HWY. 100 VIA HWY. 25 (HWY. 7)



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